

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, March 01, 2007

+ [Back](#) [Print](#)

Public Works
RECOMMENDATION FOR COUNCIL ACTION

ITEM No 16

Subject Authorize execution of a construction contract with JOURNEYMAN CONSTRUCTION, L P , (MBE/MA 22 27%), Austin, TX, for the Turner-Roberts Recreation Center Project in the base bid amount of \$3,530,000 and \$33,600 for six alternates for a sub-total amount of \$3,563,600 plus a \$356,360 contingency, for a total contract amount not to exceed \$3,919,960

Amount and Source of Funding Funding in the amount of \$3,919,960 is available in the Fiscal Year 2006-2007 Capital Budget of the Parks and Recreation Department

Fiscal Note A fiscal note is attached

Additional Backup Material

(click to open)

- EVALUATION_MATRIX**
- MAPS**
- M/WBE SUB GOALS REVISED**
- Fiscal_Note**

For More Information David Smythe-Macaulay 974-7152, Laura Bohl 974-7064

Purchasing Language Best proposal of two proposals received
MBE/WBE This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Woman-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts 2 44% MBE and 13 69% WBE subcontractor participation (Related to #7)

Prior Council Action Consultant Selection August 23, 2001, Amended December 7, 2006, Park and Building Naming Ordinance, July 31, 2003, and Competitive Sealed Proposal Process Approval August, 26, 2006

This construction contract will provide a new 18,500-square-foot Turner-Roberts Recreational Center located at 7201 Colony Loop Drive for use by the general public and the adjoining Volma Overton Elementary School (currently being constructed and scheduled for opening August 2007) The shared parking lot, utilities, detention pond, playfield, playscape and playslab will be prepared by the Austin Independent School District as provided by the Colony Park Parkland Improvement Interlocal Agreement

The contract amount includes \$33,600 for the acceptance of six alternates including Alternate No 2, replacing FSC Plywood and MDF with Wheat Board, Alternate No 3, the addition of Cotton Blanket Insulation in all exterior and acoustic walls, Alternate No 5, the addition of ceramic flooring in the restrooms, Alternate No 6, the addition of a split face CMU wall around mechanical yard, Alternate No 7, the addition of Stainless Steel Corner Guards, and Alternate No 8, the addition of interior wall paint to gymnasium walls The recreation center will include a full service gymnasium, concession/kitchen, weight room, computer room, arts and crafts room, multi-purpose room, offices, restrooms and lobby The elementary school will use the gymnasium during school hours

The elementary school is planned to open in August 2007 Since the Recreation Center will be the school's gymnasium, the construction schedule has been accelerated to complete the construction of the Recreation Center by October 2007 The contract allows 180 calendar days for substantial completion of this contract While it is anticipated that the construction change order costs will stay within the 5% goal, staff is seeking

an additional 5% in the contingency for a total of 10%, to ensure that the construction schedule of the Recreation Center is not delayed by any unanticipated adjustments caused by two concurrent construction projects

Public Works Department
 Evaluation of Competitive Sealed Proposals

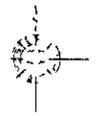
Composite

Received 6/22/2006

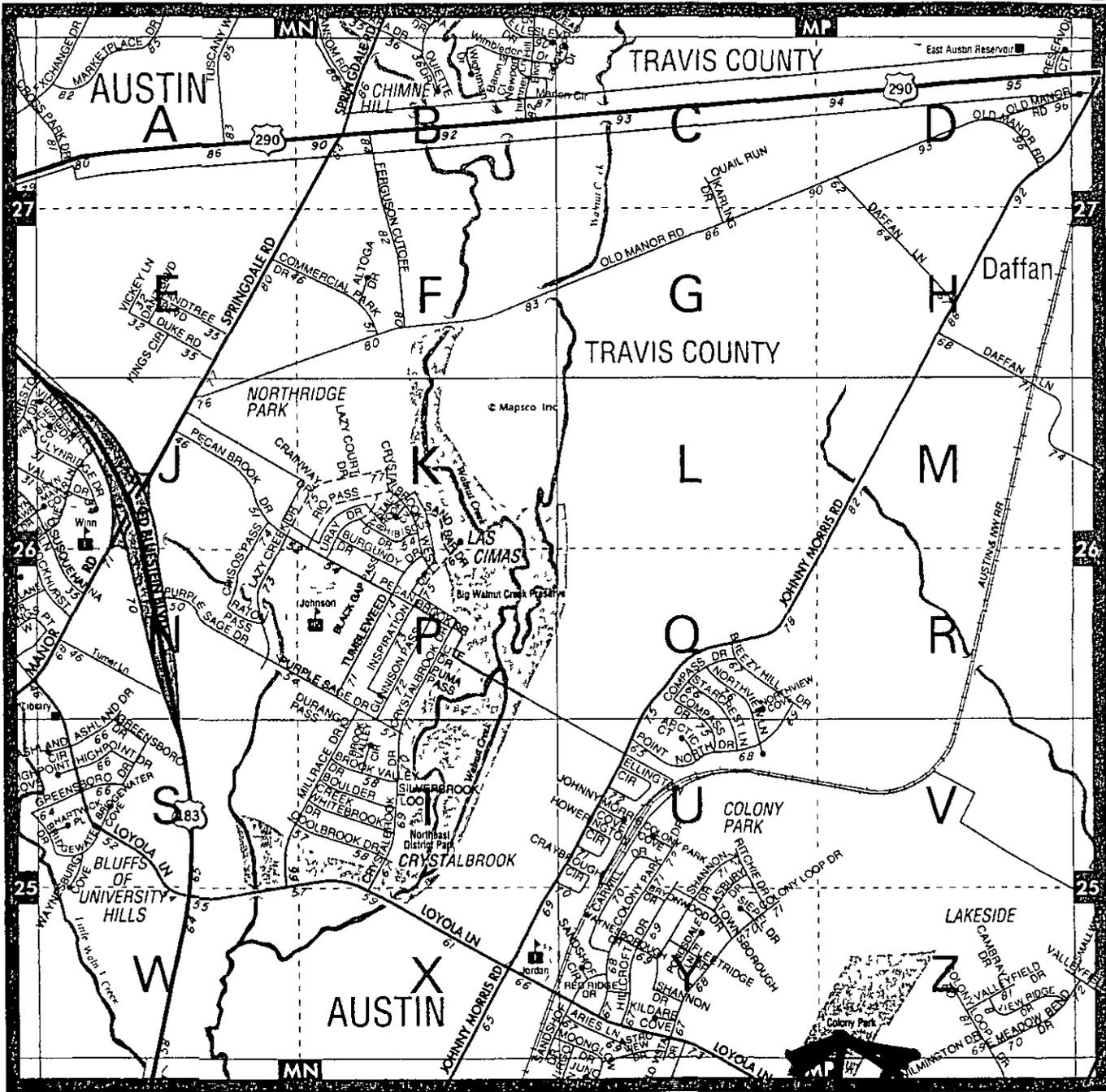
Project Turner Roberts Recreation Center

Project Manager Rosy Farina Strauss

Firm (or Joint Venture)	Item 1 Y = Yes NR = No Record Vendor on debarment or suspension	Item 2 Yes or No Vendor Turned in Required Documents	Item 3 Yes or No Vendor meets or exceeds all technical specs & reqmts	Item 4 Yes or No Vendor met MMWBE Goals or G F E	Item 5 [50] Total Evaluated Cost	Item 6 [10] Team's Comparable Project Experience	Item 7 [10] Vendors Past Relationship with the City	Item 8 [10] Financial Viability/ Stability	Item 9 [10] Team Structure Work Approach & Delivery Schedule	Item 10 [5] Vendor Experience with Austin Issues	Item 11 [5] Previous City of Austin Work	[100] SUB TOTAL	[25] Interview Score (Optional)	[125] TOTAL POINTS
Journeyman Construction LP	NR	Yes	Yes	Yes	50 00	9 00	9 40	9 40	9 40	5 40	4 00	96 60		96 60
Baracky Construction Co	NR	Yes	Yes	Yes	34 00	8 60	9 20	7 60	8 40	4 80	5 00	77 60		77 60
Browning Construction Co	NON RESPONSIVE											0 00		0 00



CONTINUED ON MAP 527

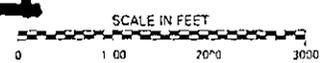


CONTINUED ON MAP 587

CONTINUED ON MAP 556

CONTINUED ON MAP 558

PROPOSED SITE

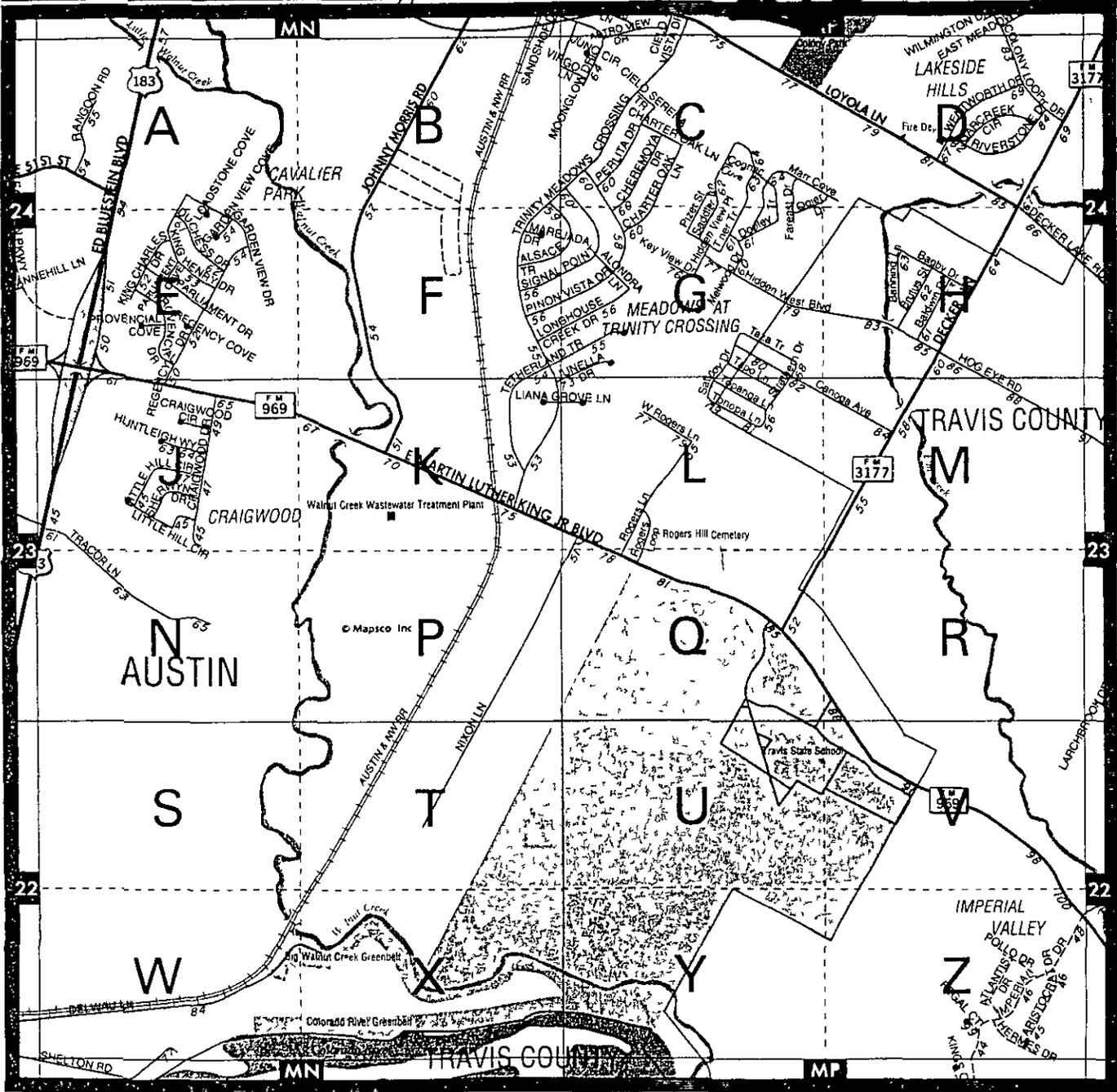


please call our Research Department at (800) 950 5308
**** 8 00 AM 5 00 PM Monday thru Friday ****

PROPOSED SITE

MAP 587

CONTINUED ON MAP 557



CONTINUED ON MAP 586

COPYRIGHT 1993 1997 by MAPSCO INC ALL RIGHTS RESERVED

CONTINUED ON MAP 588



For information on streets not listed in this directory
 please call our Research Department at (800) 950 5308
 **** 8 00 AM 5 00 PM Monday thru Friday ****



Proposal documents were distributed to eight general contractors. Proposals were opened December 7, 2006. Journeyman Construction L P submitted the lower of two proposals received.

Journeyman Construction L P , Austin, TX	\$3,530,000.00
Barecky Construction Co , Wimberley, TX	\$3,743,000.00
Browning Construction Co , Ltd Cedar Park, TX	Non-Responsive

The contractor's choice of work methodology provides for subcontracting opportunities in areas which are listed below. Project specific subgoals stated in the solicitation were 5.91% African American (MB), 12.62% Hispanic (MH), 1.61% Native American (MN) and Asian Americans (MA) 8.56% WBE. Total participation estimated on base bid amount of \$3,530,000.00.

MBE/MA TOTAL – PRIME	\$786,238.00	22.27%
Journeyman Construction, Austin TX	\$786,238.00	22.27%
MBE TOTAL – SUBCONTRACTORS	\$85,942.00	2.44%
African American Subtotal	\$20,000.00	0.57%
Triad Building, Austin, TX (Cleaning)	\$20,000.00	0.57%
Hispanic Subtotal	\$65,942.00	1.87%
Alpha Insulations, Austin, TX (Waterproofing)	\$23,787.00	0.67%
Salas Construction, Austin, TX (Site Utilities)	\$39,375.00	1.12%
Allied Fence, Austin, TX (Fencing)	\$2,780.00	0.08%
WBE TOTAL – SUBCONTRACTORS	\$483,188.00	13.69%
RM Mechanical, Austin TX, (HVAC)	\$483,188.00	13.69%
NON M/WBE TOTAL – SUBCONTRACTORS	\$2,174,632.00	61.60%
Genesis Fire Protection Inc , Austin, TX, (Fire Protection)	\$31,000.00	0.88%
Longhorn Blinds, Austin, TX, (Window Blinds)	\$3,697.00	0.11%
Crossroads, Victoria, TX, (Toilet Partitions & Accessories)	\$10,810.00	0.31%
Metro Services Pflugerville, TX (Plumbing)	\$140,650.00	3.98%
Termimesh Systems, Austin, TX, (Termite System)	\$12,600.00	0.36%
Architectural Division 8, Austin, TX, (HM Frame & Doors)	\$16,713.00	0.47%
CW Oates Masonry, Georgetown, TX, (Masonry)	\$195,028.00	5.52%
Champion Site Prep Georgetown, TX, (Excavation)	\$39,500.00	1.12%
Construction Metal, Kyle TX, (Structural Steel)	\$290,000.00	8.22%
Eagle Installation, Austin, TX, (Cabinets & Lockers)	\$4,722.00	0.13%
Lone Star, Austin, TX, (Drywall & Acoustical Ceilings)	\$182,083.00	5.16%
Russell Glass, Georgetown, TX, (Glass & Glazing)	\$135,714.00	3.84%
Phoenix, Austin, TX (Landscape & Irrigation)	\$61,250.00	1.74%
John F Clark Dallas, TX (Sports Equipment)	\$34,690.00	0.98%
Austin Acoustical Material, Austin, TX, (Lockers Supply)	\$3,585.00	0.10%
Piper Weatherford, Austin, TX, (Finish Hardware)	\$30,911.00	0.88%
New Dawn Enterprises, Sugarland, TX, (Roofing)	\$214,341.00	6.07%
Austin Stone & Tile, Austin, TX, (Flooring)	\$19,200.00	0.54%

The World Painting Co , Austin, TX, (Painting)	\$25,000 00	0 71%
Innovative Interiors, Austin, TX, (Carpet, Base & sheet vinyl)	\$10,027 00	0 28%
Wolff Salado, TX, (Concrete)	\$306,800 00	8 69%
Wheeler Coating, Round Rock, TX, (Stripping)	\$1,405 00	0 04%
DSB Electrical, Austin, TX, (Electrical)	\$404,906 00	11 47%

The Contractor submitted an M/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small and Minority Business Resources. Second proposal information is provided.

SECOND PROPOSED BID – Barecky Construction Company, Wimberley, TX - \$3,743,000 00
 20 92% Non M/WBE prime participation, 0 0% MB, 5 25% MH, 0 0% NA, 0 0% AA 13 54% WBE,
 60 29% Non M/WBE subcontractor participation

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION
WHERE ON AGENDA
DEPARTMENT

3/1/2007
Resolution
Public Works

DESCRIPTION Authorize execution of a construction contract with JOURNEYMAN CONSTRUCTION, L P , (MBE/MA 22 27%), Austin, TX, for the Turner-Roberts Recreation Center Project in the base bid amount of \$3,530,000 and \$33,600 for six alternates for a sub-total amount of \$3,563,600 plus a \$356,360 contingency, for a total contract amount not to exceed \$3,919,960

FINANCIAL INFORMATION

Project Name	Turner-Roberts Recreation Center
Project Authorization	2006-2007 Amended Capital Budget
Funding Source	1998 GO Bonds/P2 CIP Interest
Fund/Agency/Orgn	8921-8607-1120 8740-8607-1121

Current Appropriation	\$6,090,932 00
Unencumbered Balance	\$4,824,059 00
Amount of this Action	<u>(\$3,563,600 00)</u>
Remaining Balance	<u><u>\$1,260,459 00</u></u>